



City of
**MOUNT
VERNON**



Mount Vernon Library Community Center City & County joint project

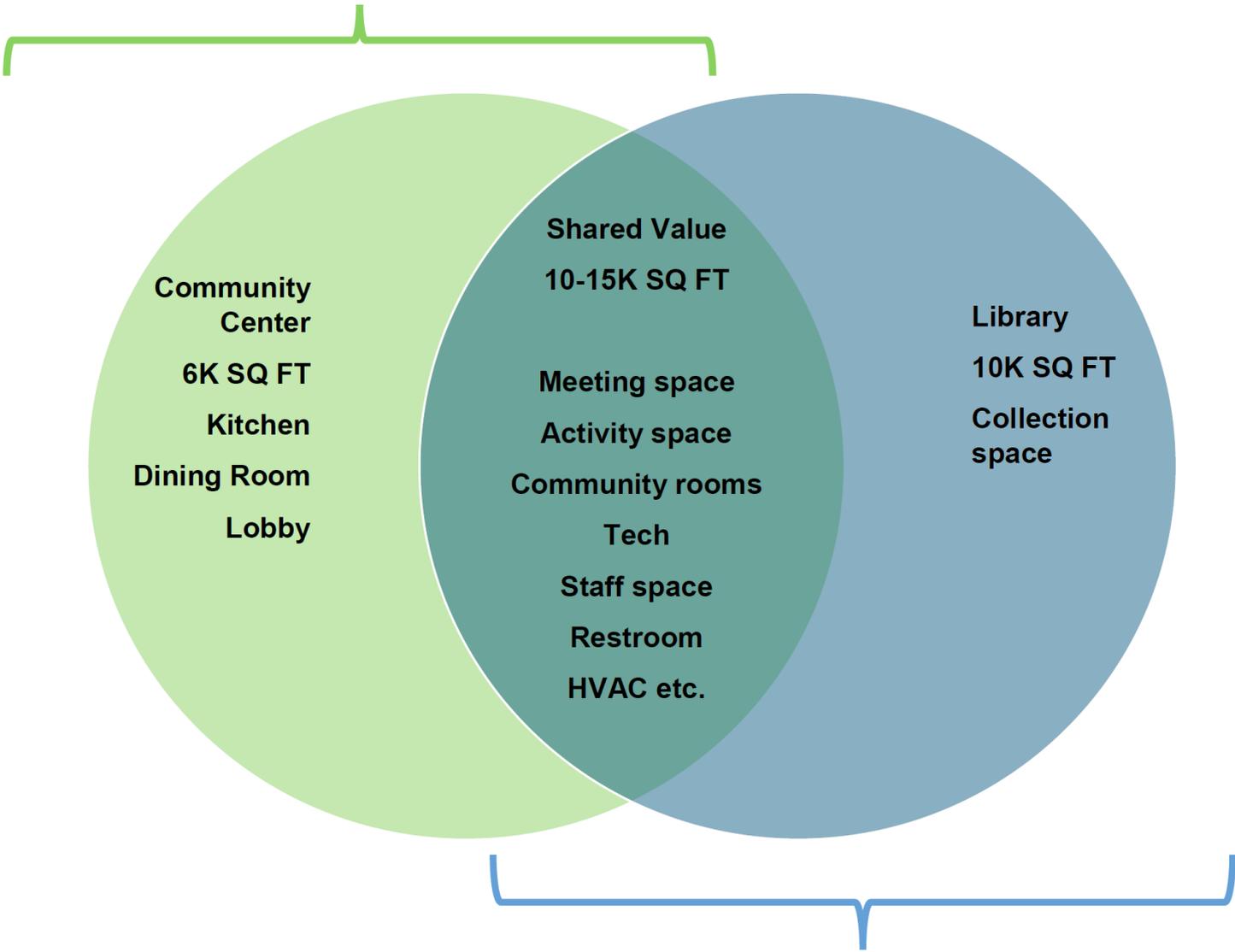
A feasibility period to study
the development concept



Broad project goals

- 28,500 square footage for library/community center
- Rooftop amenity (outdoor space)
- Massing of building balance with other structures 60'height (County Courthouse is 63')
- 275-350 parking stalls with some ground level parking for Meals on Wheels access
- Large welcoming lobby

Senior / Community Center Needs = approximately 21,000 SQ FT



Library Needs = approximately 25,000 SQ FT

Can it fit?

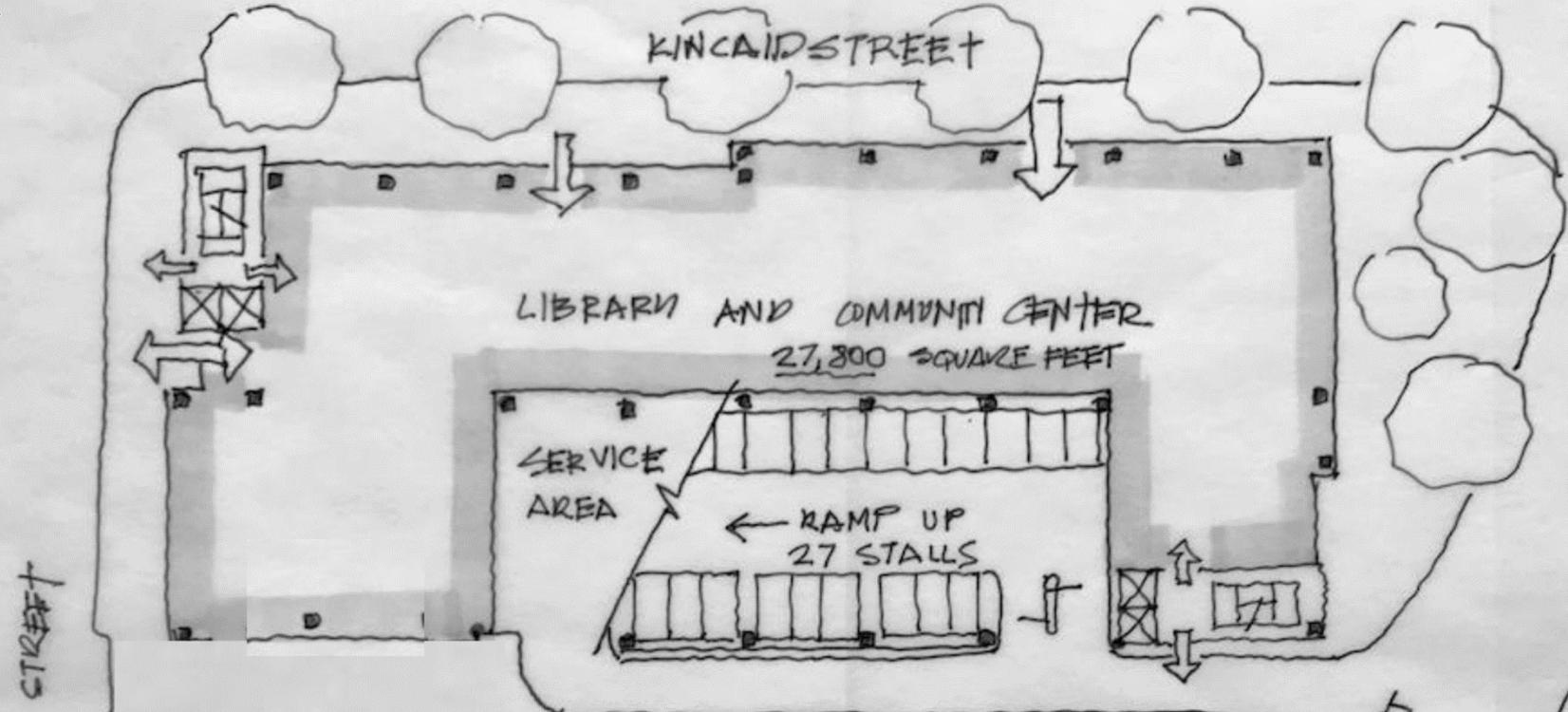
Scenarios we studied:

At grade mixed use with parking above

Parking at grade with mixed use on top

Combo of parking below grade with mixed use at grade





SECOND STREET

KINCAID STREET

LIBRARY AND COMMUNITY CENTER
27,800 SQUARE FEET

SERVICE AREA

RAMP UP
27 STALLS

FIRST LEVEL

THIRD STREET

PARKING

3 LEVELS @ 93
1 LEVEL @ 27

± 306 STALLS

KINCAID STREET

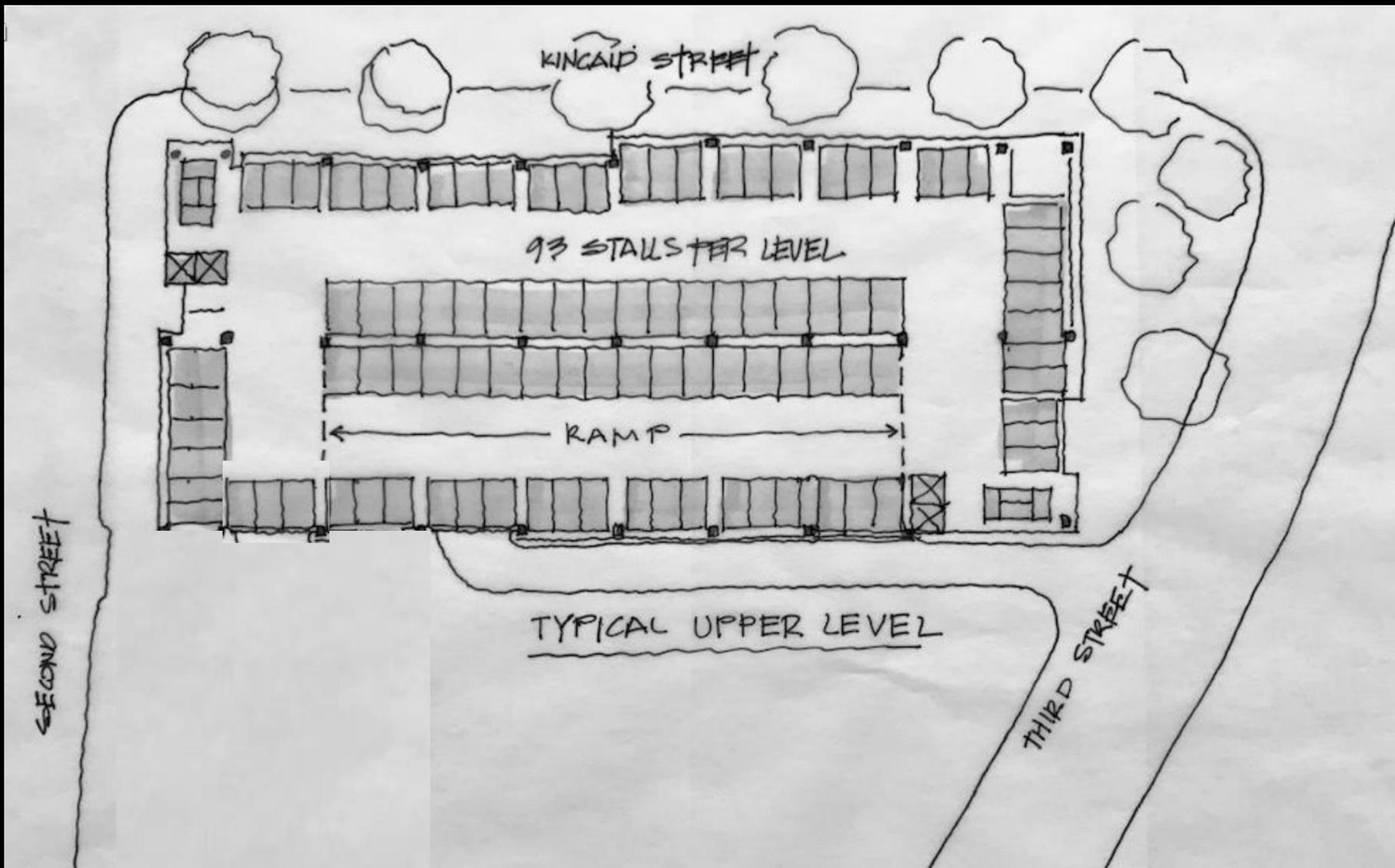
93 STALLS PER LEVEL

RAMP

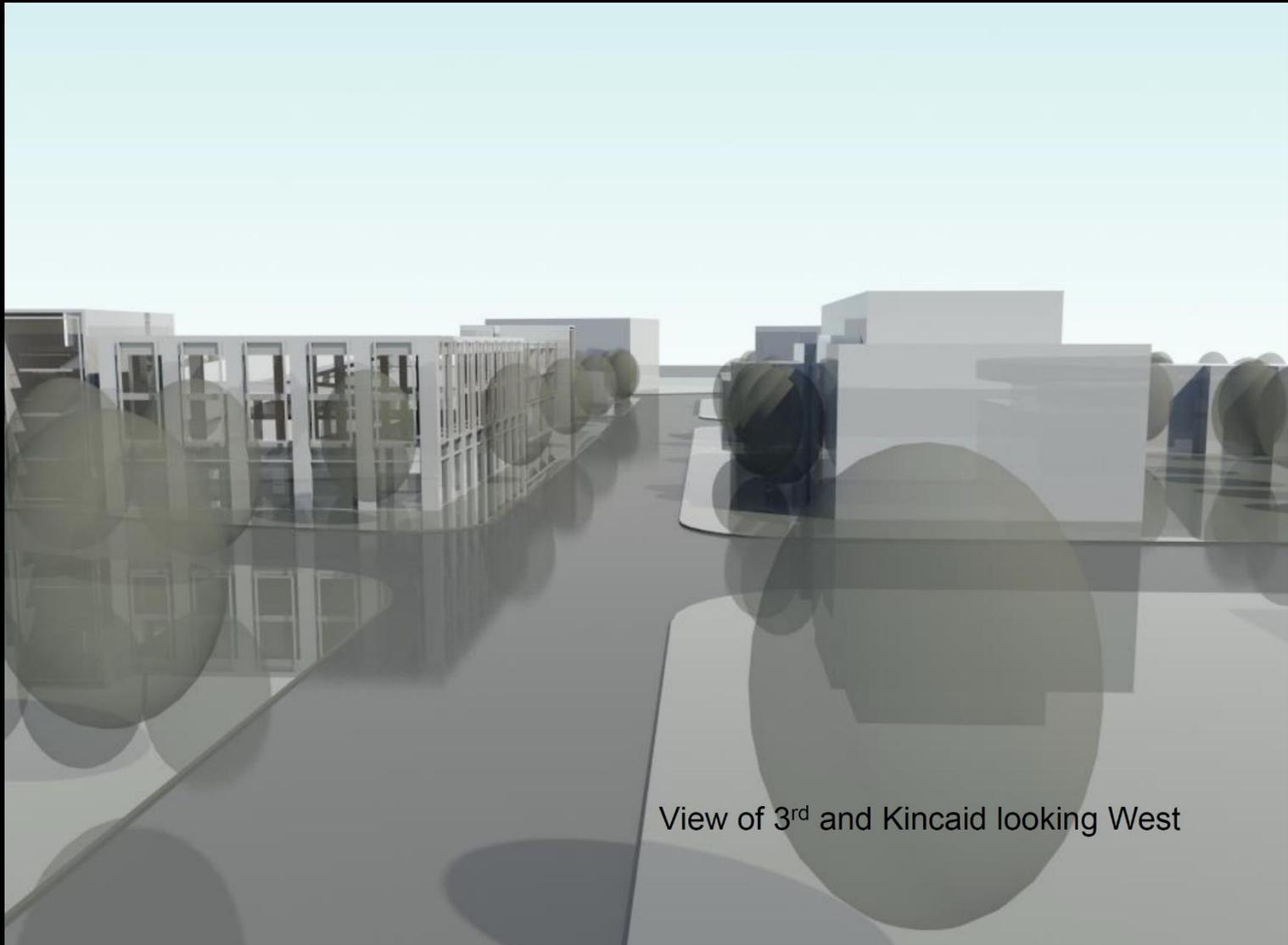
TYPICAL UPPER LEVEL

SECOND STREET

THIRD STREET

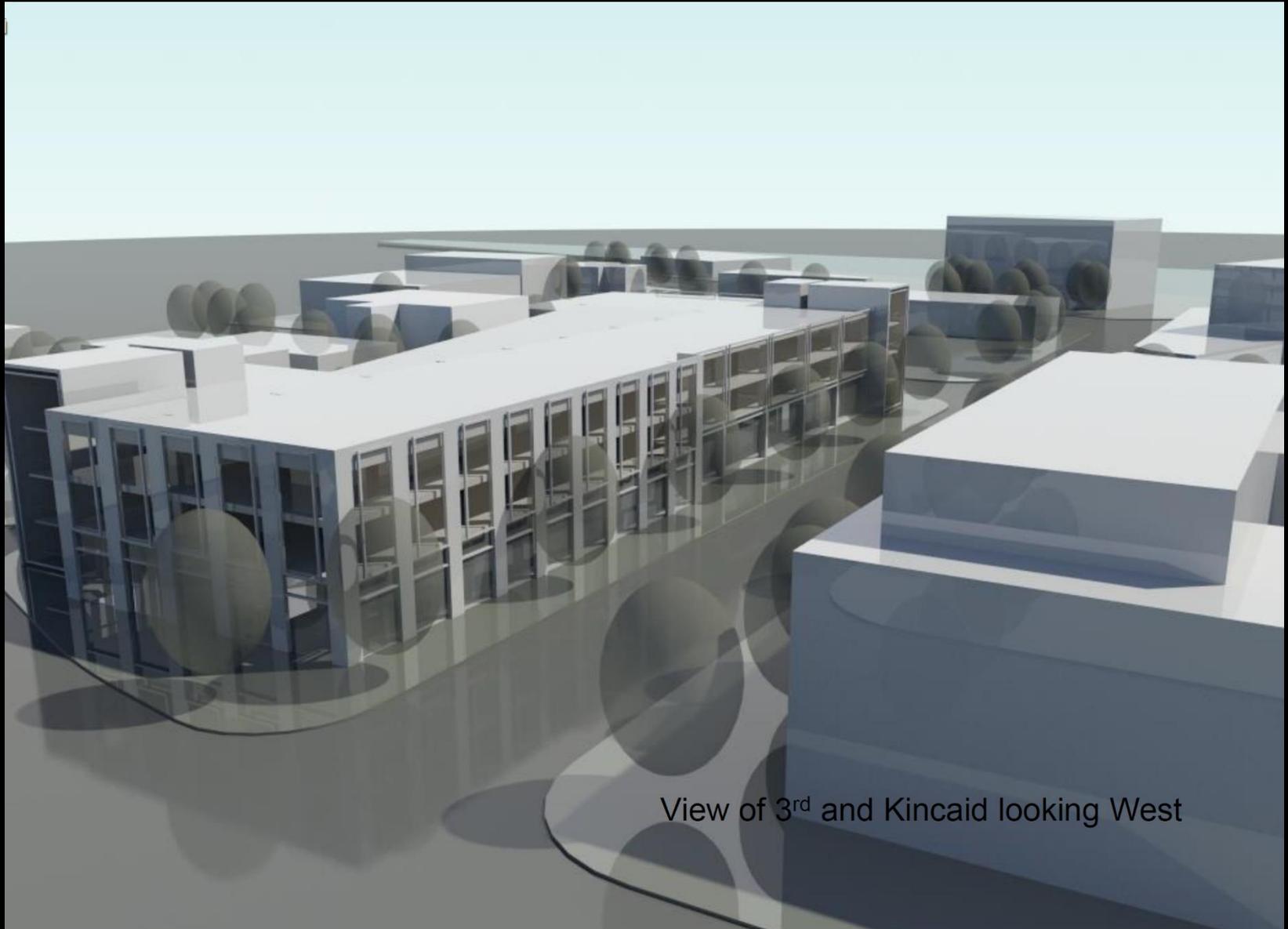


Concept renderings



View of 3rd and Kincaid looking West

Concept renderings

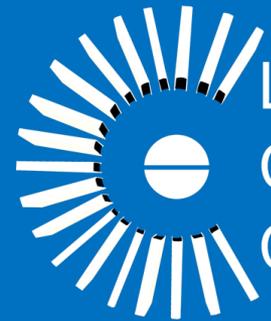


View of 3rd and Kincaid looking West

Concept renderings



View of 2nd and Kincaid looking SE



LIBRARY &
COMMUNITY
CENTER

**COMMUNITY
FOCUS GROUPS
& FEEDBACK**

RESEARCH



FOCUS GROUPS

8 GROUPS



SURVEY

269 RESPONSES



INDUSTRY RESEARCH

12 REPORTS

SURVEY

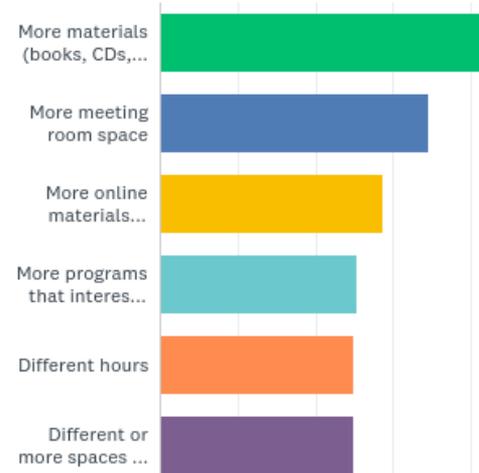
MOST WANTED - LIBRARY

The Features that matter the most in the new building



MORE USE - LIBRARY

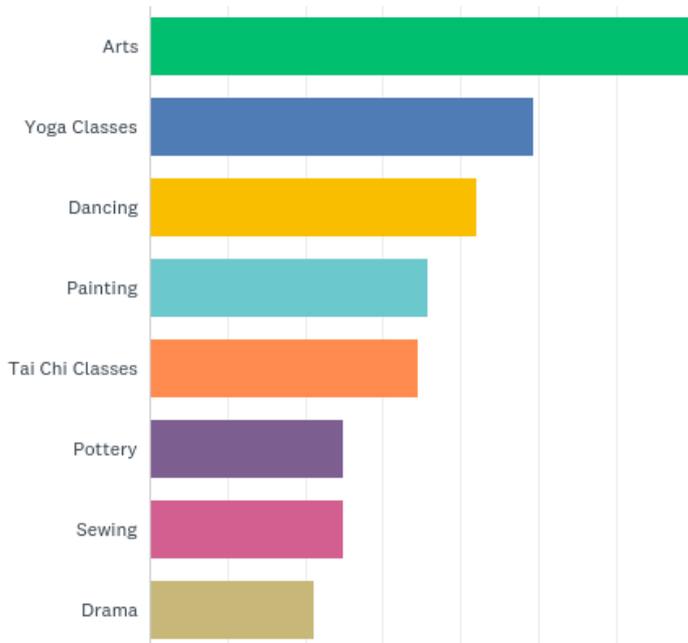
The things that would help create use



SURVEY

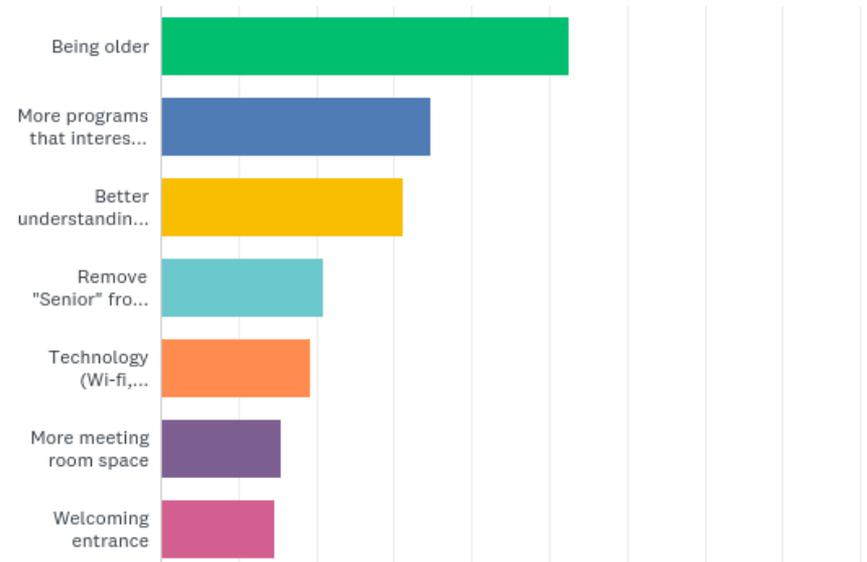
MOST WANTED – COMMUNITY CENTER

The activities that matter the most in the new building



MORE USE – COMMUNITY CENTER

The changes that would help create more use



DESTINATION FEATURES



A Rooftop Park



**Food Education
and Meal Support
(ie Kitchen)**



**Community
Gallery**

PRIMARY PROGRAM SPACES



Enhanced Youth Learning Space



Exercise Room
Yoga, Dance etc.



An Art & Tech Space



Study Rooms



Video Conference Rooms



Sub-dividable Great Room



Popular Collections



A Welcoming Lobby

DESIGN FEATURES



**Adaptable
Framework**

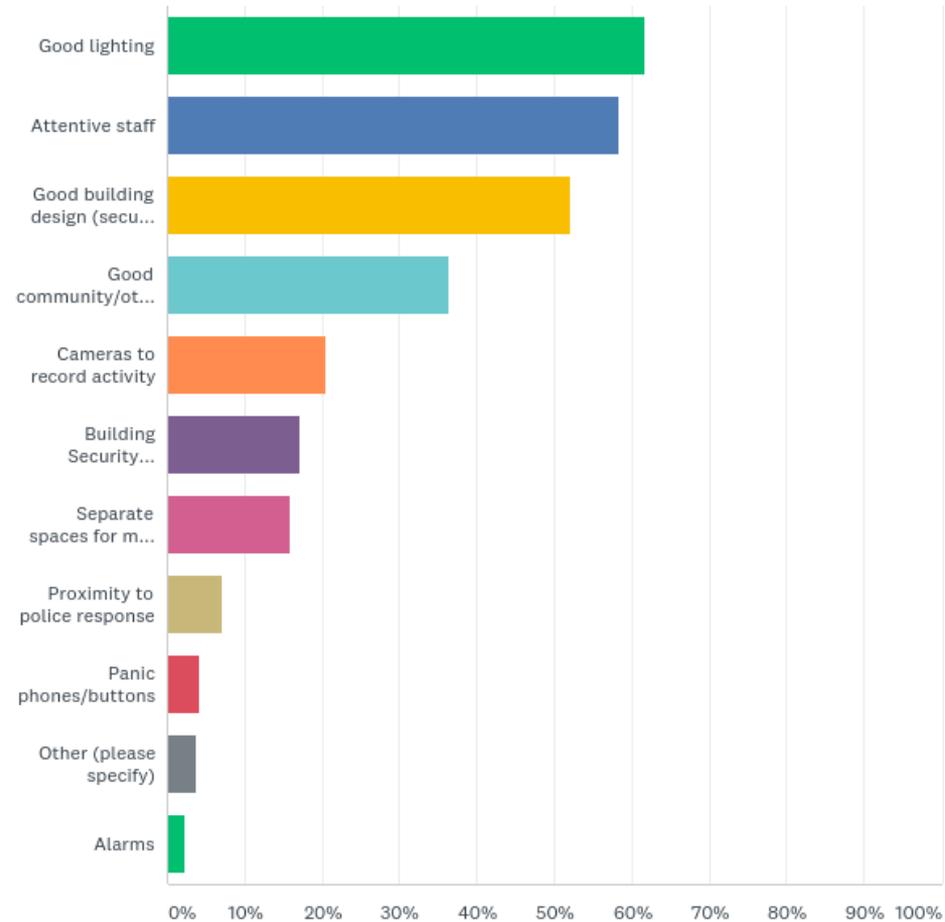


**Electronic
Locking**



**Great
Lighting**

SECURITY

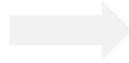


SECURITY

Good Lighting • Attentive Staff • Intelligent Design



Public



Controlled Access



Staff Areas

Phase 1 – Pre-engineering work



Alta survey work, soil testing, ground water testing, archeology study





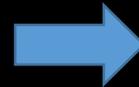
Parking/Library Site Study & Findings

ALTA Survey Description:

Provides Property Boundaries w/ easements,
ROW and other legal encumbrances

Building Locations, Parking Configuration, &
Signage

Topographic Features including Utility Data



Results:

Old 3rd St ROW never vacated

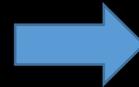
New 3rd St ROW never recorded

Preliminary Soils Assessment:

Soil Profile

Ground water depth

Utilized for preliminary design: foundation &
stormwater



Results:

2-3 feet of fill or topsoils over river bed
deposits (Silty Sand over Clean Sand).

Groundwater depth during the drier months
is about 10' (+/-) below ground surface

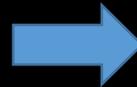


Parking/Library Site Study & Findings

Phase 1 environmental assessment:

Identifies potential sources of on-site environmental contamination & neighboring properties

Field assessment includes: borings, groundwater contaminant testing, reconnaissance



Results:

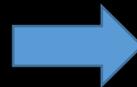
Confirmation that site is
contaminant free

Archeology Assessment:

Potential cultural resources

Field assessment including bore holes looking
for cultural triggers

Cultural resources report



Results:

Report state no known cultural resources
on site

Conceptual Costs Scenario

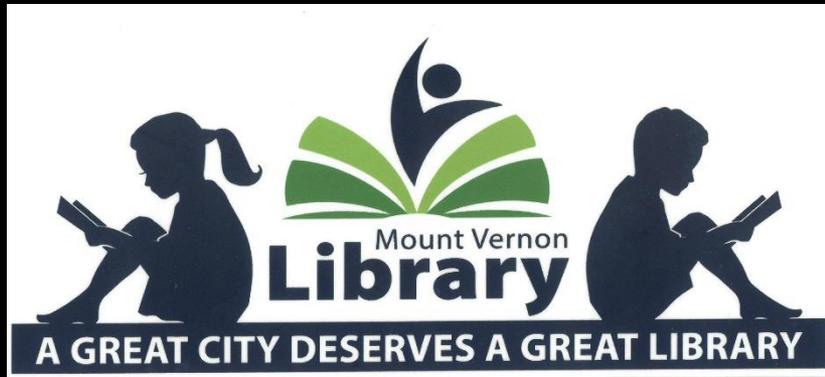
	W/ Rooftop amenity	W/O Rooftop amenity
<u>Capital Costs</u>		
a. Base construction cost (275 stalls x \$27,400)	\$ 7,535,000	\$ 7,535,000
b. Library/Community center use (28,000 x \$350)	9,800,000	9,800,000
d. Rooftop amenity (\$50/sq foot x 14,400 [120x120'])	720,000	-
Total Construction	18,055,000	17,335,000
e. GC+OH&P +Insurance (15% x total construction)	2,708,250	2,600,250
f. Design contingency (10% after GC+OH&P+ins)	2,076,325	1,993,525
g. Escalation (10% after design contingency)	2,283,958	2,192,878
h. Sales tax (calculated for each scenario)	2,185,747	2,098,584
Total Capital Costs	\$ 27,309,280	\$ 26,220,236

Revenue Scenario

Revenue Sources

1. LTGO Non-Voted Bond (LIFT)	\$	7,903,409	\$	7,903,409
2. LTGO Non-Voted Bond (City revenue/REET)		6,596,591		6,596,591
3. Local Fundraising		3,500,000		3,500,000
4. Economic Development Grant App (Community Center)		500,000		500,000
5. Economic Development Grant App (Structured Parking)		500,000		500,000
6. 2018 Budget for project		189,000		189,000
7. Sales Tax - Madison School Const.		173,000		173,000
8. State Capital Grant Request		2,500,000		2,500,000
9. County Contribution placeholder		200,000		200,000
Total Capital Revenue	\$	22,062,000	\$	22,062,000
	Shortfall: \$	(5,247,279)	\$	(4,158,235)
County land assessed value		288,400		288,400
City land assessed value		121,000		121,000

Fundraising Coordination



Next Steps

Negotiate agreement for land transfer

Master plan

Traffic Concurrency

RFQ for design/engineering

Begin design/engineering

Construct

Proposed Timeline

March 28, 2018	Joint meeting of City Council and County Commissioners - Adopted inter-local cooperative agreement
Apr - July 25	Conduct feasibility
July 25	Joint meeting of City Council and County Commissioners – review and decide on next steps
Aug – Oct 2018	Develop, Advertise, Evaluate, Award RFQ
Oct – Aug 2019	Design/Engineering
Aug 2019	Bid
Sept 2019 – Sept 2020	Construct